

009.0

0002

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

936,300 / 936,300

USE VALUE:

936,300 / 936,300

ASSESSED:

936,300 / 936,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KOZELIAN JOHN & SILVA N	
Owner 2:	
Owner 3:	

Street 1: 8 CHESWICK ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2592 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

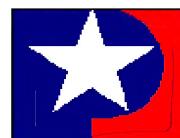
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6754		Sq. Ft.	Site		0	80.	0.921										498,094						498,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value		Legal Description		User Acct	
104		6754.000	433,300	4,900		498,100	936,300					
Total Card		0.155	433,300	4,900		498,100	936,300		Entered Lot Size			
Total Parcel		0.155	433,300	4,900		498,100	936,300		Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card: 361.25			/Parcel: 361.25		Land Unit Type:			

Total Card / Total Parcel	936,300 / 936,300
APPRAISED:	936,300 / 936,300
USE VALUE:	936,300 / 936,300
ASSESSED:	936,300 / 936,300



USER DEFINED

Prior Id # 1:	7860
Prior Id # 2:	
Prior Id # 3:	
Date:	12/29/21
Time:	19:06:12
PRINT	
Date:	12/10/2020
Time:	
LAST REV	
Date:	12/20/2017
Time:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	433,300	4,900	6,754.	498,100	936,300		Year end	12/23/2021
2021	104	FV	413,600	4,900	6,754.	498,100	916,600		Year End Roll	12/10/2020
2020	104	FV	413,900	4,900	6,754.	498,100	916,900	916,900	Year End Roll	12/18/2019
2019	104	FV	321,600	4,900	6,754.	529,200	855,700	855,700	Year End Roll	1/3/2019
2018	104	FV	321,600	4,900	6,754.	386,000	712,500	712,500	Year End Roll	12/20/2017
2017	104	FV	301,400	4,900	6,754.	336,200	642,500	642,500	Year End Roll	1/3/2017
2016	104	FV	301,400	4,900	6,754.	286,400	592,700	592,700	Year End	1/4/2016
2015	104	FV	268,600	4,900	6,754.	280,200	553,700	553,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15751-25		8/1/1984		125,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2012	182	Manual	12,497	C				insulate exterior
8/11/1999	514	Manual	1,500					REPAIR PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/20/2009	Measured	189	PATRIOT
10/27/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

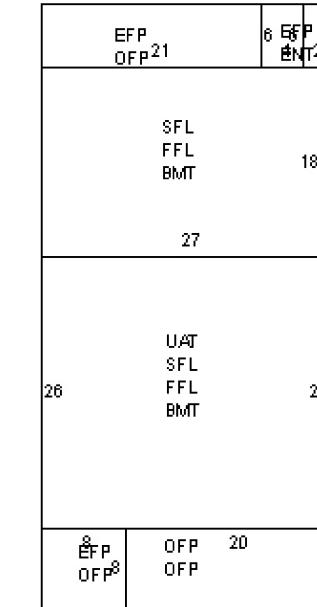
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

EFP

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 25%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

OTHER FEATURES

Kits:	2	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****35.6 %****CALC SUMMARY****Basic \$ / SQ:****Size Adj.:****Const Adj.:****Adj \$ / SQ:****Other Features:****Grade Factor:****NBHD Inf:****NBHD Mod:****LUC Factor:****Adj Total:****Depreciation:****Depreciated Total:****BATH FEATURES**

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RESIDENTIAL GRID**OTHER FEATURES**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11 BRs: 4 Baths: 2 HB	

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	2	
Additions:	1	6	2	
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	2	11	4	

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	1,214	56.860	69,026	UAT	100	FLA	90		
FFL	First Floor	1,214	189.530	230,086						
SFL	Second Floor	1,214	189.530	230,086						
OPF	Open Porch	510	19.200	9,790						
EFP	Enclos Porch	226	38.200	8,633						
UAT	Upper Attic	182	126.980	23,111						
ENT	ENTRY	24	25.680	616						
Net Sketched Area:				571,348						
Size Ad	2428	Gross Area	5130	FinArea	2592					

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1920	21.58	T	40	104			4,900			4,900

More: N

Total Yard Items: 4,900

Total Special Features:

Total:

4,900